

Proposed Construction Elements for Historic City Hall Adaptive Re-Use as a Cultural Center and Home to Nonprofit Cultural Organizations

1. Code required upgrades:
 - Asbestos abatement
 - Decommission existing heating oil tank
 - ADA
 - exterior upgrades
 - parking
 - access
 - entrance
 - interior upgrades
 - replace handrail on existing stairway
 - remodel toilet rooms
 - improve ramped floor transitions
 - install compliant drinking fountains
 - install new HVAC controls at code required height
 - Attic insulation and first floor interior insulation
 - Rehab/replace first floor exterior doors and windows
 - Replace water supply and waste piping to code approved material
 - Provide required fire separations
 - Construct new interior stairwell and demo exterior staircase
 - Test/replace/add required exit signs
 - Install new emergency egress lighting
 - Provide required emergency lighting
 - New/modified fire alarm system
 - Service/replace and relocate fire extinguishers
 - Add additional toilet room
2. Correct NW exterior walkway deficiencies
3. Open up north façade of building similar to original design
4. Replace roof
5. Replace existing HVAC/boiler system with new gas fired units, and all related work efforts
6. Demolish existing wall mounted heat pump unit and all related work efforts
7. Decommission existing oil fired furnace and all related work efforts; boiler to remain in place as historical artifact. Cost savings also associated with leaving the boiler in place rather than removing.
8. Clean exterior walls

9. First floor -- Remove existing dropped ceilings to restore original building volume (ceiling height) to greatest extent possible and upgrade suspension systems where dropped ceiling necessary/desirable
10. First Floor -- Tenant improvements
11. First Floor -- Modify/replace interior doors and hardware as required
12. First Floor -- Install occupancy and daylight, time clock controls
13. First floor -- Replace first floor fluorescent lighting with LED fixtures
14. First Floor -- furnishings, fixtures and equipment
15. Modify, as necessary, existing low voltage and security cameras based on TIs and tenant's needs
16. Add key card access system
17. Install Wifi
18. Replace existing exterior awning
19. New exterior signage
20. New landscaping
21. Exterior parking lot hardscape, paint, landscaping, and signage
22. Second floor -- Window rehab/replacement
23. Second floor -- Tenant improvements
24. Second Floor -- Interior insulation
25. Second floor -- Remove existing dropped ceilings to restore original building volume (ceiling height) to greatest extent possible and upgrade suspension systems where dropped ceiling necessary/desirable
26. Second floor -- Relocate second floor fire extinguishers based on new layout
27. Second Floor -- Modify/replace doors and hardware as required
28. Second Floor -- Install occupancy and daylight, time clock controls
29. Second Floor -- Replace fluorescent lighting with LED fixtures
30. Second Floor -- Install new casework at breakroom with ADA compliant sink and appliances
31. Evaluate existing split mechanical system to determine timing of replacement
32. Second Floor -- furnishings, fixtures and equipment